

FLORIDA WARRANTY DEED - INDIVIDUAL GRANTOR(S)

Prepared By: Pearl M. Horvath 33 Balmoral Dr. Kitchener, On. Canada N2M 2J7
Return To: Christopher Horvath 4885 Redfield Rd. Doylestown Pa. 18902
Property Appraiser's Parcel I.D. Number: 06703-000-00

This Warranty Deed made this 24 day of MARCH, 2021 by
and between Louis M. & L. Stephen Horvath hereinafter called the
Grantor; and Christopher R. Horvath hereinafter called
the Grantee, whose mailing address is 4885 Redfield Rd. Doylestown, Pa. 18902

WITNESSETH, that the Grantor, for and in consideration of the sum of
LOVE and AFFECTION

and other valuable consideration, the receipt whereof is hereby acknowledged,
hereby grants, bargains, and sells unto the Grantee, and Grantee's successors,
heirs, and assigns forever, all that certain parcel of land in the County
of Levy, State of Florida, to wit:

30-12-18 Green Highland Park BLK
9 LOTS 4 5 & 18 19 ORBOOK 886
PAGE 766

TOGETHER with all of the tenements, hereditaments and appurtenances thereto
belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully
seized of said land in fee simple; that the Grantor has good right and lawful
authority to sell and convey this land; that the Grantor hereby fully warrants the
title to the land and will defend the same against the lawful claims of all persons
whomsoever; and that the land is free of all encumbrances, except taxes
accruing subsequent to December 31, 2020, and restrictions,
covenants, and easements of record.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the
day and year first above written.

Signed, sealed and delivered in the presence of:

Rose Mary Trznadel
Witness Signature

Rose Mary Trznadel

Printed Name

Louis M. Horvath
Grantor Signature

Louis M. Horvath

Printed Name

James P. Trznadel
Witness Signature

James P. Trznadel

Printed Name

L. Stephen Horvath
Grantor Signature

L. Stephen Horvath

Printed Name

STATE OF Ontario, Canada
COUNTY OF Peel

The foregoing instrument was acknowledged before me this 24 day of
MARCH, 2021 by Louis M. Horvath & L. Stephen Horvath,
who are (is) personally known to me or who have (has) produced
Ont. Drivers Licence as identification and who did (did not) take an
oath.

Notary Public

(Notarial Seal)

GLENN CHRISTOPHER MURRAY
Printed Name

My Commission Number: _____

My Commission Expires: December 6, 2021